

**Correspondence Between
Staff and Applicant
Approval Letter**

Cheung Wong C
Property owner
4417 N. saddlebag trail
Scottsdale, Arizona 85251

July 3, 2018

City of Scottsdale
Development Services Division
7447 E. Indian School Rd
Scottsdale, Arizona 85251

RE: Owner / Agent Authorization Letter

City of Scottsdale:

Please be advised that David Ross of Ross Design Group LLC Architecture is authorized to act as owner agent for the property submittals to the city. Ross Design Group is allowed to submit paperwork, meet , provide drawings and submittals to the city staff.

RDG LLC and staff members are included in this process, in order to further the project through conditional use permit process , hearings and construction documents for the proposed project work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wong Cheung C', written in a cursive style.

Cheung Wong
Property owner

15-UP-2018
09/28/18

Narrative: Shot Shack / Tavern
4417 N. Saddlebag
Scottsdale AZ 85251

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2, however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three dedicated parking spaces directly in front of the space.

The theme will be gourmet specialty drinks "sipping tasters" with a large variety of unique beverage menu items. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent is to complement the surrounding establishments as well as providing a new concept for the typical entertainment district patron. Unlike the other establishments located in the Entertainment District, the "Shot Shack" will be centered on the more mature consumers. We feel this will benefit the community by creating a sense of balance and representation of other age groups, where parents of 20-30 year-olds can have fun with their adult children in a comfortable environment. This new concept is designed to complement the surrounding businesses and will add value to the area experience by creating a safe space for a demographic that is currently under-represented.

Bar use is allowed in the current zoning by obtaining a use permit.

An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic.

The new Shot Shack Tavern will be in character and compatible with the existing surroundings. It will not create an unusual volume of traffic.

Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area.

Parking is adequate in the area, there is a City Parking lot located within 600 feet on Shoeman and Wells Fargo Avenue. This is part of the nightclub district. We will be providing in lieu parking for 2.29 spaces required.

The project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.

Shot Shack will comply with all ordinances regarding noise and light, as there is no patio or outdoor seating.

Parking complies with Article IX.

Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

David Ross
Ross Design Group LLC

15-UP-2018
09/28/18

Ross Design Group LLC

David Ross

Response to comments: In GREEN

November 28, 2018

TO: CITY OF SCOTTSDALE / RESPONSE

7447 e. Indian School Road, suite 105

Scottsdale, AZ 85251

CITY OF
SCOTTSDALE

David Ross

Ross Design Group

4342 N. Civic Center Plaza

Scottsdale, AZ 85251

RE: 15-UP-2018

Shot Shack/ Tavern

Dear Mr. Ross:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/28/18. The following 1" **Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following.

Zoning:

1. Please revise the Project Narrative to specifically address each of the Conditional Use Permit criteria set forth in Section 1.401. and Section 1.403.C. of the Zoning Ordinance. A response should be given to each criterion, providing enough detail for the City Council to make a determination on the proposed bar use, based on the application and owner's ability to satisfy the requirements.

RESPONSE: NARRATIVE REVISED AND RESUBMITTED PER THE REQUESTED FORMAT

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will

15-UP-2018
12/11/2018

Page-1-of3

likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Development Standards:

2. Please revise the Floor Area Ratio calculation on the cover sheet to utilize a ratio of 1.3 times the gross lot area (GFAR) as required by the Downtown Overlay (DO) Section 6.1205.F. The DO overrides the FAR requirement of the P-3 District.

RESPONSE: The FAR is corrected on the CVR Sheet to reflect the 1.3 x lot size for (DO) override.

3. Please revise the parking terminology used on the cover sheet to make the distinction between the 3 physical parking spaces provided on the property from the P-3 and In-Lieu 'credits' that will be applied to the site. Physical spaces should be identified as 'Parking Provided' and the P-3 / In-Lieu allowances identified as 'Credits'.

RESPONSE: All parking terminology has been updated to reflect the city updates for distinction : On the cover sheet. CVR

Floor Plan:

4. Please update the floor plan to include labels on all items within the suite, in accordance with the Plan & Report Requirements for Development Applications.

RESPONSE: Floor plan is updated with room titles and report requirements.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff
Senior Planner

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: **15-UP-2018** **RESPONSE: ALL PROVIDED PER LIST BELOW.**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

Digital submittals shall include one copy of each identified below.

[X1] One copy: **COVER LETTER** - Respond to all the issues identified in this 1st Review Comment Letter

[X1] One copy: Revised CD of submittal (CD/DVD, PDF format)

[X1] One copy: Revised Narrative for Project

[X1] Site Plan & Cover Sheet:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
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[X1] Floor Plan(s):

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 1/2" x 11"</u>
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Cluff, Bryan

From: Cluff, Bryan
Sent: Thursday, January 03, 2019 11:24 AM
To: 'David Ross'
Subject: Shot Shack 15-UP-2018
Attachments: 20190103111408931.pdf; Narrative Example.pdf

David,

The project narrative still needs some work. Please see the attached mark-up along with an example narrative. Also, please double check your parking calculations. $1144 / 120 = 9.54$ spaces, not 9.8. This would reduce the in-lieu requirement down to 1.83. Please verify and update the requirement and in-lieu space count accordingly.

Thank you,

Bryan D. Cluff, LEED AP

Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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 **twitter**

C-2 P-2/P-3 DO

Narrative: Shot Shack / Tavern
4417 N. Saddlebag
Scottsdale AZ 85251

REAR.

(ON-STREET SPACES ARE NOT "DEDICATED")

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2 however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three dedicated parking spaces directly in front of the space.

7 AND PUBLIC ON-STREET SPACES IN FRONT.

The theme will be focused on gourmet specialty drinks, "sipping tasters" with a large variety of unique beverage menu items along with appetizers. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent is to complement the surrounding establishments as well as providing a new concept for the typical entertainment district patron. Unlike the other establishments located in the Entertainment District, the "Shot Shack" will be centered on the more mature consumers. We feel this will benefit the community by creating a sense of balance and representation of other age groups, where parents of 20-30 year-olds can have fun with their adult children in a comfortable environment. This new concept is designed to complement the surrounding businesses and will add value to the area experience by creating a safe space for a demographic that is currently under-represented.

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The new Shot Shack Tavern will be in character and compatible with the existing surroundings. It will not create an unusual volume of traffic.

→ HOW?

Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area. → HOW?

→ ACCORDING TO WHO?

Parking is adequate in the area, there is a City Parking lot located within 600 feet on Shoeman and Wells Fargo Avenue. This is part of the nightclub district. We will be providing in lieu parking for 2.29 spaces required.

EXPAND ON PARKING DISCUSSION. REQUIRED / PROVIDED / CREDITS / IN-LIEU

The project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department. WHAT ABOUT REFUSE PLAN?

Shot Shack will comply with all ordinances regarding noise and light, as there is no patio or outdoor seating.

Parking complies with Article IX.

Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

David Ross
Ross Design Group LLC
Architecture

LIST OUT EACH CRITERION
FOLLOWED BY THE RESPONSE.

SEE EXAMPLE.

15-UP-2018
12/11/2018

WONDERSPACES
7014 E. Camelback Rd. Ste. 548

Conditional Use Permit (Bar) / Project Narrative

Wonderspaces will open an art exhibition/gallery space on the lower level of Scottsdale Fashion Square (the "mall") adjacent to the food court in a portion of the space previously occupied by Harkins Theatres. The 15,987 square foot suite will include five galleries, and a small bar near the entrance. Wonderspaces will run a series of shows, featuring approximately 14 immersive or interactive artworks for periods of four months each, three times per year. Wonderspaces would like to offer guests 21 and over the opportunity to enjoy alcoholic beverages as an amenity to the unique experience. To allow flexibility for space planning and installation of various exhibits, Wonderspaces has applied to license the entire suite.

CONDITIONAL USE PERMIT CRITERIA (Scottsdale Zoning Ordinance §1.401)

- A. *The granting of a conditional use permit will not be materially detrimental to the public health, safety or welfare due to:*
1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*
The proposed use will not create any noise, smoke, odor, dust, vibration or illumination within or outside Wonderspaces' suite. All activity will take place inside the suite, and will not detrimentally affect other mall tenants or residential and commercial properties outside the mall (the nearest residential use is approximately 800 feet away on the north side of Highland Avenue).
 2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.*
Traffic access to Wonderspaces will be through the current ingress/egress on Camelback Road, Scottsdale Road, Goldwater Boulevard, and Highland Avenue. The proposed use will not increase traffic in the surrounding areas.
- B. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.*
The proposed use is compatible with uses inside and outside the mall, including office, retail, entertainment, bars and restaurants.

BAR USE CRITERIA (Scottsdale Zoning Ordinance §1.403.C)

1. *The use shall not disrupt the balance of daytime and nighttime uses.*
The proposed use will not disrupt other daytime or nighttime uses in the mall. Wonderspaces will be open from 9 am until 12 am. Most retail stores in the mall close at or before 9 pm, and restaurants in and around the mall close at or before 12 am.
2. *The use shall not disrupt pedestrian-oriented daytime activities.*

The proposed use is ancillary to the guest experience inside the gallery space. It will not disrupt pedestrian traffic for daytime activities inside or outside the mall.

3. *If the site is located within the downtown overlay district,*
 - a. *The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.*

The proposed bar use won't displace daytime retail uses. Wonderspaces will open in a currently-vacant suite, which will enhance daytime retail uses inside the mall by attracting new visitors (individuals, families and large groups).
 - b. *The required parking for the use shall be within 600 feet of the property and shall not be separated from the property of a major or minor arterial street.*

The property owner provides parking within 600 feet of the proposed use.
4. *If the use is located within five hundred feet of a residential use or district,*
 - a. *The use shall not adversely impact residential uses.*
 - b. *The use shall provide methods of buffering residential uses.*

The proposed use is not within 500 feet of a residential use or district.
5. *An active management and security plan shall be created approved, implemented, maintained, and enforced for the business.*

Wonderspaces' Security, Maintenance and Operations Plan has been approved by the Scottsdale Police Department, and is filed with the current application.
6. *The property owner shall create a written exterior refuse control plan for approval by the City.*

Wonderspaces will use the onsite (outside) dumpsters provided and maintained by the property owner, and will comply with the mall's refuse plan.
7. *The property owner shall demonstrate how noise and light generated by the use shall be mitigated.*

The proposed use will not generate noise or light. All activities at Wonderspaces will take place inside the suite in the mall.
8. *The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.*

The property owner provides nearly 7,000 on-site public parking spaces for mall guests. The proposed use will not require additional parking.
9. *After hours establishments must maintain a valid after hours establishment license.*

Wonderspaces does not intend to operate after-hours.



11/1/18

David Ross
Ross Design Group
4342 N Civic Center Plz
Scottsdale, AZ 85251

RE: 15-UP-2018
Shot Shack / Tavern

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If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

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Bryan Cluff
Senior Planner

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: **15-UP-2018**

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☒ Floor Plan(s):

<u>2</u> 24" x 36"	<u>1</u> 11" x 17"	<u>1</u> 8 ½" x 11"
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Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 9/19/18
Contact Name: Tom Babu
Firm Name: Tom Babu
Address: 6921 E. 5th St
City, State, Zip: Scottsdale, AZ, 85251

RE: Application Accepted for Review.

357 - PA - 2018

Dear Tom Babu:

It has been determined that your Development Application for Tom Babu (357-PA-2018) has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Bryan Cluff
Title: SR PLANNER
Phone Number: (480) 312 - 2258
Email Address: bcluff @ScottsdaleAZ.gov

15-UP-2018
09/28/18